

CITY OF VANCOUVERSPECIAL COUNCIL - JUNE 19, 1975PUBLIC HEARING

A Special Meeting of Council of the City of Vancouver was held on Thursday, June 19, 1975, at 7:30 p.m., at the Queen Elizabeth Elementary School, 4102 West 16th Avenue.

PRESENT: Mayor Phillips  
Aldermen Bird, Bowers, Cowie, Harcourt,  
Kennedy, Marzari, Rankin,  
Sweeney & Volrich

ABSENT: Alderman Boyce

CLERK TO THE COUNCIL: M. Kinsella

MOVED by Ald. Bowers

SECONDED by Ald. Rankin

THAT this Council do resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Penta Co-operative Society

An application was received from Mr. Byron Olson, Walkey-Olson, Architects (for the PENTA Co-operative Society) to rezone Lots 1-7, 15-20 of Subdivision 4, Block 43, D.L. 139, area bounded by Camosun Street on the west (unopened) and the south side of West 20th Avenue for an easterly distance of 228 feet and the north side of West 21st Avenue for an easterly distance of 196 feet, including the unopened portion of the lane.

Present Zone: (RS-1) One Family Dwelling  
District

Requested Zone: (CD-1) Comprehensive Development  
District

The application was approved by the Director of Planning with the CD-1 By-law restricting the development as follows:

A. Uses: Townhouses, and  
Customary accessory uses

Floor space Not to exceed 0.6.  
ratio:

Site Coverage: The maximum site coverage of the site by  
surface parking, accessory buildings,  
manoeuvring aisles, driveways, loading  
areas, other vehicular facilities, and  
the principal building(s) shall not exceed  
55%.

Height: The height of the buildings shall not  
exceed two storeys.

Dwelling Units Not to exceed 20 dwelling units per  
Per Acre: acre.

Off-Street 1.5 parking spaces per dwelling unit.  
Parking:

And subject to the following conditions prior to the enactment of the amending by-law:

cont'd ...

Clause No. 1 (continued)

- B. That the detailed scheme of development be first approved by the Director of Planning after having further advice from the Urban Design Panel, having particular regard to overall design, suitable treatment of open spaces, landscaping, adequate off-street parking, adequate provision for suitable service areas, retention of the natural bog area at the northwest corner of the site and West 20th Avenue and West 21st Avenue and Camosun Street adjacent to the site being developed for vehicular traffic.
- C. That approval be obtained from Council for the acquisition of the subject properties, including lands within the area already dedicated for a lane (unopened). Consolidation of the same into one parcel and so registered in the Land Registry Office and the dedication of a 20 foot north-south lane to West 20th Avenue.

Further, that should the foregoing conditions not be complied with within 270 days of approval at Public Hearing to the rezoning, the approval contained in the resolution shall expire.

This application was approved by the Vancouver City Planning Commission with the exception, off-street parking to be 1 parking space per dwelling unit.

Mr. R. Youngberg, Associate Director, Area Planning, reviewed for the information of the meeting the rezoning proposal. He advised that the Planning Department had received to-date 1109 letters against the proposal and 121 for. Ms. Wilkinson, on behalf of the Penta Co-operative Society, reviewed the history and objectives of the Co-operative. The proposed development would contain 26 units of townhouses.

Mr. Byron Olson, Architect, reviewed the proposal with the help of slides.

The following addressed Council and spoke against the proposed rezoning in the area:

- Mr. R. Wicks (Dunbar Residents' Association)
- Mr. DeCarmo
- Mr. S. Brewster (submitted a petition containing over 1,000 names as well as a large number of letters from residents opposing the project)
- Mr. R. Hungerford
- Mr. D. Robertson
- Mr. F. Gornell
- Mr. F. Nears
- Mr. P. Keddy (North West Point Grey Property Owners' Association)
- Mr. J. Rutherford
- Mr. Ian Bain (Past President, Endowment Land Regional Park Committee)
- Mr. Norman Johnson
- Mr. Nye
- Mrs. Mallinson
- Mr. Bursewiz
- Mr. Tom Tomlin (whose main concern was the quality of the units)
- Mr. Walker (requested residents be advised of the results of the environmental impact study)

Clause No. 1 (continued)

The following addressed Council in support of the project:

- Mrs. N. Hall
- Ms. Gail McDermott (on behalf of the Rev. Hewitt)
- Mr. A. Dobson
- Mr. J. Diggins
- Mr. B. Riddell
- Mr. B. Rapanas
- Mr. Whaley
- Mr. Rick Lipka
- Mrs. S. Schmid
- Ms. Hilda Thomas
- Ms. Mary Hill
- K. Wilkinson
- Mr. Norman Read
- K. Ballance
- M. Lazarson
- June Dunlop
- Mr. Bowie Keefer (stated that as a Park Commissioner, he felt that the City portion of the Bog should be given to the care and custody of the Park Board for the City and Park Board to mutually bound the boundary of the park and housing. As a private citizen, he supported the general concept of Penta.)
- Mr. Tom Hansen
- Mr. Gavin Perryman (Vice-President of Penta Co-op)
- Ms. Margaret Branion
- Ms. Leslie Adams
- Mrs. P. Feldhanner
- Mr. Ted Gouge
- Ms. Jean Crawford

MOVED by Ald. Volrich

THAT Council defer a decision on this rezoning application to the next Regular Meeting of Council and that it be the first order of business.

- LOST

(Ald. Bird, Bowers, Cowie, Kennedy, Marzari & Sweeney opposed)

MOVED by Ald. Harcourt

THAT the rezoning application be approved.

- LOST

(Ald. Bird, Kennedy, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Bird

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bird

SECONDED by Ald. Sweeney

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

The Council adjourned at 11:50 P.M.

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The foregoing are Minutes of the Special  
Council Meeting - Public Hearing of  
June 19, 1975, adopted July 8, 1975.

*A. Phillips*

MAYOR

*B. A. Little*

CITY CLERK